

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, February 22, 2011
Approved March 8, 2011)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:34 p.m.
2. **Roll Call Present:** Dale Fuller, Judy Bohlen, Steve Wragg, Jonathan Shultz, Michael Casinelli , Yvonne Purdy-Luxton, Janet Mulder, Frank Hewitt, Randy White, and Dan Kjongegaard

Absent: Earl Katzer,

Excused: Dan Neirinckx,
Seats 3, 10 and 14 are Vacant

3. **Motion to approve the Agenda for February 8 and 22, 2011 as posted 72 hours before the meeting and the minutes of January 25, 2011 as corrected and the Unofficial Notes from February 8, 2011. Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. **Randy White** reported that the reason **Peaceful Valley Ranch TM5341** was withdrawn from the agenda was because the state authorized a two-year extension which is automatic for all major use permits and tentative maps
 - b. No further comments were made.

5. **ELECTION TO FILL SEATS 3, 10 AND 14.**

William (Bill) Herde –moved here a few years ago – lives in Echo Valley –Network consultant in computers – former Navy.

Jean Strouf – moved here in 1994 – previous owner of Teague Financial Insurance. President of Kiwanis of Greater Jamul – first woman president – lives in Lyons Valley near the Indian Hills Camp.

Preston Brown – lives on Lyons Creek Rd, general contractor, carpenter – moved here in 2001 – Congress for Land Use – interested in preserving the backcountry for all – Knowledgeable regarding land issues and environmental issues. Could devote time – Involved in JAC to protest the building of the casino.

Questions for the Candidates from the JDCPG – Followed by their answers.

Randy White asked if they were for or against the casino?

Bill – does not see it fitting in – looking at the community – it would be too much .

Preston – very much opposed – numbers of people with different points of view – he is

overwhelmingly aware of the problems a casino would create.

Jean – As an amateur astronomer, she would not want to lose the dark skies. As a planner she feels it would be detrimental.

Judy Bohlen asked if they were familiar with the General Plan Update and if they were in favor of it especially the down zoning plans?

Bill – Not in favor of less than one acre, but is not too familiar with the down zoning issue.

Jean – Thinks it was about a water issue – needs more information

Preston – Not familiar with the General Plan Update – but feels it is better to have larger lots than smaller lots as it preserves the land.

Dan Kjongegaard – impressed upon the candidates that it would be important to commit to attending two meetings a month and participating. All agreed they could do this.

Steve Wragg – Property rights – what is your understanding or beliefs regarding them – can the government dictate or should it be up to the property owner?

Jean – I would try to be as fair as possible – listening to both the individual property owner and the government who would hopefully be looking at what is best for the whole community. Eminent Domain rather appalls her, so it has to be looked at on a case by case basis.

Preston – agrees with Jean – It must be determined on a case by case basis as some things are not black and white – would want us to come to a balance – a consensus on what is best.

Bill – Balance the tightrope between what is required against what the individual wants and how it impacts their neighbors – needs to be weighed on a case by case basis.

Janet Mulder asked about growth in Jamul – what do they see in the future – next 10 years?

Bill – It will hopefully be slow, but will be more of a bedroom community in years. Need to preserve our rural appearance, but we do need have public services to accommodate the growth.

Jean – anticipates growth, maybe close to another 50% in the next ten years. The growth has helped to keep wildfires reduced. Growth is not entirely bad, but needs to be restricted due to groundwater and other restrictions.

Preston – Density should happen within the water district – more intense zoning – clustered in the “downtown” Jamul. He does not see the outer areas changing from its rural character. There may be a change as to how Jamul works with the recreational users i.e., bikers, motorcyclists, horseback riders, etc in the future.

Jonathan Shulze – Thoughts on location of SDG&E sub-station – balancing the concerns of the property owners? **Dan Kjongegaard** went over the four sites that were recommended by SDG&E for the candidates. The Group answered questions.

Bill – Somebody is going to “get screwed” with the location. He would suggest trying to influence their decisions before they go to PUC because they want to go forward – SDG&E wants to be ahead of the game, but residents will need the impacts minimized. Needs 75K lines going in and the other infrastructure to be beefed up too.

Preston – Brings up more questions than answers. Need to look at alternatives.

Jean – Showing up and doing your homework – going to PUC meetings.

Dale Fuller – what do you see as the most important part of your job here?

Jean - Listening and trying to be “fair” with everyone, making sure you get the critical information to be able to understand the problem.

Preston – Need to be able to mediate decisions to make sure that you are listening and yet adhering to the long term goals of the community.

Bill – Provide whatever influence we can to steer the projects to go with the Plan and take it to its fruition.

Yvonne Luxton-Purdy – Personal hobbies that would add scope to the JDCPG?

Jean – Has horses and rides all of the trails. Amateur astronomer and gardener.

Preston – Raises goats for meat, but so far has not killed any. Works with Jamul Feed to learn more about animals and their care.

Bill – Off road – four wheelers – dirt bikes – enjoys coming home to the quiet of this area.

Yvonne Luxton-Purdy – How often do you travel east of Jamul towards Barrett, Dulzura, etc

Jean - once a week with horse trailer

Preston - lives by Trading Post – gets around there to visit friends – goes back route to Japatul.

Bill - about once a month to ride the dirt bikes or to fix computers.

Frank Hewitt – Higher density vs lower density vs clustering – Recommends not to believe that clustering is the answer all of the time. How do you feel regarding septic systems vs sewers to maintain density?

Preston – Residual effect of septic is to force lower densities whereas sewers immediately allows for a much higher density. Septic systems can promote good growth of trees by leach lines, so he does not see septic systems being an environmental problem.

Jean – Septic systems can be well thought out and built to be a good one with citrus trees growing over leach lines.

Bill – Originally from Kentucky – always had septic – no problem if they are maintained – sewers cause problems, including cost, building of it would tear up the area. Need to have 1-acre minimum to have most successful septic systems.

Frank Hewitt moved to recommend the three candidates, Jean Strouf, Preston Brown, and Bill Herde to fill the three vacant seats, 3, 10 and 14. The number of the seat for each to be decided by lot. Motion carried unanimously.

Numbers were drawn and Preston Brown is recommended for Seat #3 (the two-year term), Jean Strouf, Seat #10, and Bill Herde, Seat #14. These names will be sent to Supervisor Dianne Jacob to come before the Board of Supervisors for final approval.

Michael thanked Dan Kjonsgaard for getting the applications validated by Registrar of Voters.

Janet Mulder recused herself from the following item due to her position on Jamul Dulzura Union School District Board of Trustees.

7. JAMUL DULZURA SCHOOL DISTRICT SURPLUS LAND IN LAWSON VALLEY

Nadine Bennett, Superintendent, introduced this land that has been on the School District books since 1960 as it was used in lieu of a developer's fee at that time. Since then it has cost the District money due to an annual assessment for unused land, and the

process of selling the land would be so expensive and labor intensive they have not done it. Due to the financial situation of schools, the State has allowed schools to sell excess land without much of the old process. This land is unbuildable but would be nice for the neighboring property owners. The process is to follow the guidelines given to the District, which includes posting the information, and the School Board would like to recover the money they have spent at this point. The District is also responsible for maintenance of the land, which could become problematic due to dumping.

Frank Hewitt moved the JDCPG give our support for the Jamul Dulzura Union School District to dispose of the land as they have suggested. Motion carried unanimously.

Janet Mulder rejoined the Group at this point.

8. General Plan Update – Dan Neirinckx was absent – **Steve Wragg** was present at Board of Supervisors meeting on Feb. 9, 2011 where the Board came back with a report on the 27 major issues and 231 Project specific requests (like the ones Dan has brought to us) They were classified as minor, moderate or major. The classifications did not deal with opposition but with the length of time that it would take County Staff to put this into the General Plan. BOS accepted the report and continued the hearing until 3/16/11. The staff report is online and ours is designated as JD.

Dan Neirinckx sent in the following report as he is in Idaho:

I attended the subject meeting. The DPLU staff presented their report concerning the previous public comments on the GPU as presented to the BOS in October 2010. The changes that were requested by the public and /or the BOS were reviewed and classified as Minor, Moderate, or Major. Minor changes if adopted would take 3-6 months to incorporate, Moderate changes 12 – 18 months, and Major changes 24 – 48 months. The Jamul/Dulzura CP area had 7 requested changes: 1 Moderate and 6 Major from property owners and 2 Minor changes from non-property owners (Endangered Habitat League). The JDCPG made recommendations at the Jan 11, 2011 meeting on all but one of the request (JD-15). JD-15 was not part of the list provided previously by DPLU for the PG's comments.

Comments on JD-15: This property (24.14 acres, located on the north side of Skyline Truck Trail approx 1 mile east of the Lawson Valley road intersection) is owned by Julie and Christopher ALLEN. It has an existing, though an inactive, TPM 21045 (split to two parcels). Existing zoning is A72, 8 ac minimum lot size. Requested SR4 designation. The SR4 designation would permit the owners to process their TPM as it is since the slope is greater than 25% and the maximum density under the new GPU would permit a two lot yield for land with slopes of 25% to 50%. (Note: Slopes above 50% have a max density of 1 / DU per 16 acres. The SR10 designation would prohibit a split as the maximum density is 1/ DU per 20 ac for slopes over 25%)

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Dan's recommendation on JD-15: "Move that the property owners request be approved at SR4."

Yvonne Purdy-Luxton moved to follow Dan's recommendation the JD-15 be approved at SR4 as per the property owner's request. Motion carried unanimously.

- 9. Jamul Indian Village Casino – Yvonne Purdy-Luxton** asked what was the activity today?
No one knew the answer.

8. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS

- a. **Michael Casinelli** announced that the Steering Committee would meet either Wednesday March 2, 6:30 p.m. or Friday, March 4, 9 a.m.
- b. **Dan Kjonogaard** moved that **Steve Wragg** represent our Planning Group at the Steering Committee Meeting if **Dan Neirinckx** is not available. Motion carried.
- c. **P. O. Box Fees** are due. **Michael** will pay for it and we will put it as an action item on the next JDCPG Agenda to reimburse him for the fees.
- d. **P10-032 - ATT Dulzura Wireless Communication Facility – 18290 Madre Grande Road, Dulzura – Johnson Family Trust. – Given to Yvonne Purdy-Luxton** to review and report back.
- e. **Form 700** due March 1 at Registrar of Voters from all members.
- f. **Extension of Public Comment Period on the East County Substation/Tule Wind/ Energia Sierra Juarez Gen-Tie Projects DEIR/DEIS**
- g. **Redistricting of County Supervisorial Districts Committee – 1st public meeting for February 23 at 9 a.m. in Room 310 – County AD Center.**
- h. **ATT Cell Site - MUP11-004, 15370 Lyons Valley Rd, Chris Buckel** given to **Dan Kjonogaard** to review and report back.
- i. **Dan Kjonogaard** attended a meeting of the Evacuation Plan and the number of emergency evacuation routes has been narrowed down from 18 to 10 and he will report back when the information is updated. Contact **Bob Citrano** for up to date information.

Adjournment: Michael Casinelli, Chair, adjourned the meeting 9:30 PM, reminding us that the next regular meeting is **March 8, 2011 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Janet Mulder, Secretary

Meeting minutes and agendas can be accessed at
<http://www.sdcounty.ca.gov/dplu/CommunityGroups.html>.